



**AGENDA**  
**CITY COUNCIL MEETING**  
**City Hall – Bel Aire, Kansas**  
**December 6, 2016**  
**7:00 P.M.**



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**I. CALL TO ORDER** By Mayor David Austin

**II. ROLL CALL**

Dr. Ramona Becker \_\_\_\_\_ Guy MacDonald \_\_\_\_\_ Betty Martine \_\_\_\_\_

Peggy O'Donnell \_\_\_\_\_ Diane Wynn \_\_\_\_\_

**III. MOMENT OF SILENT PRAYER**

**IV. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG**

**V. DETERMINE AGENDA ADDITIONS**

**VI. CONSENT AGENDA**

**A. Minutes of the November 15, 2016 City Council Meeting.**

**Action:** Motion to approve the consent agenda as (listed / amended) and authorize the Mayor to sign.

Motion \_\_\_\_\_ Second \_\_\_\_\_ Vote: \_\_\_\_\_

**VII. DISCUSSION AND APPROVAL OF APPROPRIATIONS ORDINANCE**

**A. Appropriations Ordinance 16-23 in the amount of \$382,659.66.**

**Action:** Motion to approve Appropriations Ordinance 16-23.

Motion \_\_\_\_\_ Second \_\_\_\_\_ Vote: \_\_\_\_\_

**VIII. CITY REQUESTED APPEARANCES**

- Jeff Richardson with Crown III Realty – Presentation on WABA research related to new housing in Sedgwick County.

**IX. CITIZEN CONCERNS:** Oral communication from the audience *(Please move to the podium and state your name & address so that you can be clearly heard by the viewing public as well as the Governing Body. Comments are limited to three (3) minutes unless additional time is granted by the Mayor).*

**X. PUBLIC HEARING:** The purpose of the public hearing is to give property owners and other interested parties the opportunity to speak on the FY 2016 Budget Amendment.

*(Please move to the podium and state your name & address so that you can be clearly heard by the viewing public as well as the Governing Body. Comments are limited to three (3) minutes unless additional time is granted by the Mayor).*

**Action:** Motion to close the public hearing.

Motion \_\_\_\_\_ Second \_\_\_\_\_ Vote: \_\_\_\_\_

**XI. REPORTS:**

- A. Council Members
- B. Mayor
- C. City Manager
- D. Committees/Boards/Commissions

**XII. ORDINANCES, RESOLUTIONS AND FINAL ACTIONS:**

- A. Consideration of AN ORDINANCE AUTHORIZING THE CITY OF BEL AIRE, KANSAS TO ISSUE ITS TAXABLE INDUSTRIAL REVENUE BONDS, SERIES 2016 (SUNFLOWER PROPERTY PARTNERS, LLC) FOR THE PURPOSE OF THE ACQUISITION AND CONSTRUCTION OF A COMMERCIAL FACILITY; AND AUTHORIZING CERTAIN OTHER DOCUMENTS AND ACTIONS IN CONNECTION THEREWITH. (Amount of \$1,500,000.00)**

**Action:** Motion to (approve / deny / table) **AN ORDINANCE AUTHORIZING THE CITY OF BEL AIRE, KANSAS TO ISSUE ITS TAXABLE INDUSTRIAL REVENUE BONDS, SERIES 2016 (SUNFLOWER PROPERTY PARTNERS, LLC) FOR THE PURPOSE OF THE ACQUISITION AND CONSTRUCTION OF A COMMERCIAL FACILITY; AND AUTHORIZING CERTAIN OTHER DOCUMENTS AND ACTIONS IN CONNECTION THEREWITH** and authorize the Mayor to sign.

Motion \_\_\_\_\_ Second \_\_\_\_\_ Vote: \_\_\_\_\_

Dr. Ramona Becker \_\_\_\_\_ Guy MacDonald \_\_\_\_\_ Betty Martine \_\_\_\_\_

Peggy O'Donnell \_\_\_\_\_ Diane Wynn \_\_\_\_\_

- B. Consideration of AN ORDINANCE AUTHORIZING THE CITY OF BEL AIRE, KANSAS TO ISSUE ITS TAXABLE INDUSTRIAL REVENUE BONDS, SERIES 2016 (MIDWEST SUNFLOWER, LLC) FOR THE PURPOSE OF THE ACQUISITION AND CONSTRUCTION OF A COMMERCIAL BUSINESS FACILITY; AND AUTHORIZING CERTAIN OTHER DOCUMENTS AND ACTIONS IN CONNECTION THEREWITH. (Amount of \$1,000,000.00)**

**Action:** Motion to (approve / deny / table) **AN ORDINANCE AUTHORIZING THE CITY OF BEL AIRE, KANSAS TO ISSUE ITS TAXABLE INDUSTRIAL REVENUE BONDS, SERIES 2016 (MIDWEST SUNFLOWER, LLC) FOR THE PURPOSE OF THE ACQUISITION AND CONSTRUCTION OF A COMMERCIAL BUSINESS FACILITY; AND AUTHORIZING CERTAIN OTHER DOCUMENTS AND ACTIONS IN CONNECTION THEREWITH** and authorize the Mayor to sign.

Motion \_\_\_\_\_ Second \_\_\_\_\_ Vote: \_\_\_\_\_

Dr. Ramona Becker \_\_\_\_\_ Guy MacDonald \_\_\_\_\_ Betty Martine \_\_\_\_\_

Peggy O'Donnell \_\_\_\_\_ Diane Wynn \_\_\_\_\_

- C. Consideration of AN ORDINANCE AUTHORIZING THE CITY OF BEL AIRE, KANSAS TO ISSUE ITS TAXABLE RESIDENTIAL RENTAL FACILITY REVENUE BONDS, SERIES 2016 (BROADSTONE VILLAS II PROJECT) FOR THE PURPOSE OF THE ACQUISITION AND CONSTRUCTION OF AN AFFORDABLE HOUSING RESIDENTIAL RENTAL FACILITY; AND AUTHORIZING CERTAIN OTHER DOCUMENTS AND ACTIONS IN CONNECTION THEREWITH. (Amount of \$8,000,000.00)**

**Action:** Motion to (approve / deny / table) **AN ORDINANCE AUTHORIZING THE CITY OF BEL AIRE, KANSAS TO ISSUE ITS TAXABLE RESIDENTIAL RENTAL FACILITY REVENUE BONDS, SERIES 2016 (BROADSTONE VILLAS II PROJECT) FOR THE PURPOSE OF THE ACQUISITION AND CONSTRUCTION OF AN AFFORDABLE HOUSING RESIDENTIAL RENTAL FACILITY; AND AUTHORIZING CERTAIN OTHER DOCUMENTS AND ACTIONS IN CONNECTION THEREWITH** and authorize the Mayor to sign.

Motion \_\_\_\_\_ Second \_\_\_\_\_ Vote: \_\_\_\_\_

Dr. Ramona Becker \_\_\_\_\_ Guy MacDonald \_\_\_\_\_ Betty Martine \_\_\_\_\_

Peggy O'Donnell \_\_\_\_\_ Diane Wynn \_\_\_\_\_

- D.** Consideration of adopting the FY 2016 City of Bel Aire Amended Budget as published. Amendment is due to the addition of three new funds: Land Bank, Storm Water & Solid Waste. No additional expenditures are being incurred.

**Action:** Motion to adopt the FY 2016 City of Bel Aire Amended Budget as published and authorize the Governing Body to sign.

Motion \_\_\_\_\_ Second \_\_\_\_\_ Vote: \_\_\_\_\_

- E.** Consideration of accepting a bid for Street Paving and Storm Water Improvements in Phase 1 of Deer Run. The following bids were received:

	<u>Street</u>	<u>Storm Water</u>	<u>Total</u>
Kansas Paving	\$501,271.57	\$451,277.70	\$952,549.27
Mies Construction	\$500,606.53	\$457,833.90	\$958,440.43
Pearson Construction	\$519,398.07	\$498,204.70	\$1,017,602.77
Vogts-Para Construction	\$545,447.71	\$523,925.96	\$1,069,373.67
Cornejo & Sons	\$579,945.42	\$447,604.70	\$1,027,550.12
Andale Construction	\$553,486.54	\$555,696.54	\$1,109,183.08
Dondlinger & Sons	\$543,522.33	\$628,885.90	\$1,172,408.23
<i>Engineers Estimate</i>	<i>\$510,647.00</i>	<i>\$743,319.00</i>	<i>\$1,253,966.00</i>

**Action:** Motion to (accept / deny / table) the bid from \_\_\_\_\_ for Sanitary Sewer and Water installation in Deer Run and authorize the Mayor to sign all related documents.

Motion \_\_\_\_\_ Second \_\_\_\_\_ Vote: \_\_\_\_\_

- F.** Consideration of approving an Agreement with Union Pacific Railway for the installation of crossing signals, flashing lights with gates at the Crossing on Greenwich and 53<sup>rd</sup> Street in the City Limits of Bel Aire.

**Action:** Motion to (approve / deny / table) the Agreement with Union Pacific Railroad for improvements to the rail crossing at 53<sup>rd</sup> & Greenwich and authorize the Mayor to sign.

Motion \_\_\_\_\_ Second \_\_\_\_\_ Vote: \_\_\_\_\_

- G.** Consideration of accepting a Temporary Access / Construction Easement from Breault, LLC to allow the City access to remove dead trees along the drainage ditch and floodway.

**Action:** Motion to (accept / deny / table) the Temporary Access / Construction Easement from Breault, LLC and authorize the Mayor to sign.

Motion \_\_\_\_\_ Second \_\_\_\_\_ Vote: \_\_\_\_\_

- H.** Consideration of accepting a Temporary Access / Construction Easement from the Northfork Homeowners Association to allow the City access to remove dead trees along the drainage ditch and floodway.

**Action:** Motion to (accept / deny / table) the Temporary Access / Construction Easement from Northfork Homeowners Association and authorize the Mayor to sign.

Motion \_\_\_\_\_ Second \_\_\_\_\_ Vote: \_\_\_\_\_

- I.** Consideration of **AN ORDINANCE CONCERNING THE AMENDMENT OF CHAPTER 18, OF THE CITY CODE OF BEL AIRE, KANSAS, IN CONNECTION WITH ZONING REGULATIONS, ALL WITHIN THE CITY OF BEL AIRE, SEDGWICK COUNTY, KANSAS.**

**Action:** Motion to (approve / deny / table) **AN ORDINANCE CONCERNING THE AMENDMENT OF CHAPTER 18, OF THE CITY CODE OF BEL AIRE, KANSAS, IN CONNECTION WITH ZONING REGULATIONS, ALL WITHIN THE CITY OF BEL AIRE, SEDGWICK COUNTY, KANSAS** and authorize the Mayor to sign.

Motion \_\_\_\_\_ Second \_\_\_\_\_ Vote: \_\_\_\_\_

Dr. Ramona Becker \_\_\_\_\_ Guy MacDonald \_\_\_\_\_ Betty Martine \_\_\_\_\_

Peggy O'Donnell \_\_\_\_\_ Diane Wynn \_\_\_\_\_

- J.** Consideration of a Second Addendum to the Real Estate Sales Contract with Zimmerman Properties, LLC.

**Action:** Motion to (approve / deny / table) the Second Addendum to Real Estate Sales Contract with Zimmerman Properties, LLC and authorize the Mayor to sign.

Motion \_\_\_\_\_ Second \_\_\_\_\_ Vote: \_\_\_\_\_

### **XIII. DISCUSSION AND FUTURE ISSUES**

- Workshop – December 13<sup>th</sup> at 6:30 pm?

### **XIV. EXECUTIVE SESSION**

**Action:** Motion to go into executive session for the purpose of Non-Elected Personnel and invite in the City Prosecutor, Terry Beall, for a period of \_\_\_\_\_ minutes.

Motion \_\_\_\_\_ Second \_\_\_\_\_ Vote: \_\_\_\_\_

## **XV. ADJOURNMENT**

**Action:** Motion to adjourn.

Motion \_\_\_\_\_ Second \_\_\_\_\_ Vote: \_\_\_\_\_

### Notice

It is possible that sometime between 6:30 and 7:00 pm immediately prior to this meeting, during breaks, and directly after the meeting, a majority of the Governing Body may be present in the council chambers or lobby of City Hall. No one is excluded from these areas during those times. Channel 7 rebroadcasts of this meeting are scheduled daily.

Please make sure cell phones are turned off and put away.